Executive Director's Recommendation

Commission Meeting: December 3, 2015

PROJECT
Intelligence Community Campus – Bethesda, Master Site Development
4600 Sangamore Road
Bethesda, MD

SUBMITTED BY
United States Department of Defense, Army Corps of Engineers on behalf of the Defense Intelligence Agency

REVIEW AUTHORITY
Federal Project in the Environs

NCPC FILE NUMBER
7326

NCPC MAP FILE NUMBER
3101.10(38.00)44253

APPLICANT'S REQUEST
Final approval of site development plans

PROPOSED ACTION
Approve with conditions and comments

ACTION ITEM TYPE
Staff Presentation

PROJECT SUMMARY

The United States Department of Defense, Army Corps of Engineers, on behalf of the Defense Intelligence Agency (DIA), has submitted final site development plans for the Intelligence Community Campus-Bethesda (ICC-B) Master Site Design. The ICC-B, formerly the National Geospatial Agency Headquarters, is a federal facility located in Bethesda, Maryland. The campus encompasses approximately 30 acres and is bound by a local park and private school to the north, residential development to the south, retail and residential to the east, and steeply sloping, forested National Park Service (NPS) land to the west. The NPS land extends nearly a quarter mile westward from the ICC-B to the Potomac River, approximately 150 vertical feet below the campus, and includes sections of the Clara Barton Parkway, part of the George Washington Memorial Parkway (GWMP), the Chesapeake and Ohio Canal National Historic Park, and MacArthur Boulevard. A small amount of residential land is also located to the west of the site, accessed via Wapakoneta Road.

The DIA is redeveloping the campus into a modern, state-of-the art facility that will serve the Intelligence Community, a coalition of 17 agencies and organizations that gather intelligence to support foreign relations and national security. Once complete, the ICC-B campus will include up to 850,000 square feet of secure office space. Through renovation and new construction, the plan includes consolidation of the existing surface parking into a new parking garage, and significant site improvements that will replace impervious surfaces with landscape. Full build out of the master plan will accommodate a maximum personnel of 3,000 employees, building staff, and visiting students.

In 2012, the Commission approved the ICC-B Master Plan which separated the redevelopment of the site into two phases (North Campus and South Campus). The first phase, North Campus, included a new 6-story parking garage with 1,800 parking spaces in the northwest corner of the

site, a visitor control center, and a vehicle inspection facility. This phase was completed in spring 2014. Phase two, South Campus (Centrum, Roberdeau and Erskine Hall façade renovations), entailed new construction and full redevelopment of the existing buildings on the site to meet modern office and technology requirements, and provide the required level of security. Phase two also included significant site improvements that will reduce the amount of impervious surface that currently exists on the site. The Master Site Design is the final phase of redevelopment that ties together previous phases reviewed by the Commission to date. It entails landscape architecture, site security, and stormwater management plans using an integrated approach that is consistent with the campus-wide design concepts. The project incorporates sustainable stormwater management strategies with the goal to comply with federal stormwater requirements under *Section 438 of the Energy Independence and Security Act (EISA) of 2007*, state requirements contained in the *Maryland Department of the Environment (MDE) Stormwater Guidelines for State and Federal Projects*.

KEY INFORMATION

- The Maryland Department of the Environment (MDE) is the state agency responsible for stormwater regulation in the State of Maryland, and it has a phased stormwater review and approval process. MDE issued a stormwater management concept approval for the ICC-B Master Site Development on October 15, 2015. Concept approval is a precursor to final stormwater management and sediment and erosion control approval.
- The applicant submitted the Site Development Plan to MDE on October 30, 2015. The Site Development Plan is the second of three required plan approvals which includes the information necessary to allow a detailed evaluation of the proposed project.
- MDE is currently reviewing the Site Development Plan for preliminary approval, which is not anticipated to result in major above-ground changes to the site that would be perceptible to people. Ultimately, final design of all stormwater management practices must meet MDE's requirements.
- This submission for final approval includes several key changes from the preliminary design that NCPC reviewed in July. These include minor changes to the landscape plan, specifically in response to Commission recommendations. In addition, the final plan reflects further development of the stormwater management plan as a result of continued coordination with MDE. The stormwater design is formulated to holistically balance drainage across the entire site.
- The applicant has continued to engage with the community. In addition to holding document availability sessions, the applicant conducted a Community Engagement Meeting on October 15, 2015. The goal of the meeting was to discuss the campus design and construction progress, share the status on community commitments, and summarize the community engagement process for each agency involved in the project, including NCPC, NPS, and MDE.
- The applicant is planning a community perimeter walk with the Master Site Design's landscape architect to evaluate light pollution and screening needs outside the fence during the winter season. The site walk will focus on view sheds from the surrounding neighborhood looking into the campus with an emphasis on possible planting and screening options.

- The site area was 77% impervious before redevelopment; after redevelopment it will be 49%

RECOMMENDATION

The Commission:

Approves the final site development plans for the Intelligence Community Campus – Bethesda, Master Site Design.

Notes that the applicant has modified the master site design to respond to the Commission's previous comments and address other stakeholder concerns regarding specimen tree protection, stormwater management and landscape design.

Notes the applicant has committed to continue to evaluate the site's vegetation and landscape features, including those areas located outside the fence on the north and west sides, as well as along the south end of the site. The consultation will include a landscape architect and the community, and should consider this area's character and function.

Notes the applicant will develop a landscape maintenance plan for the site.

Notes that any substantial changes to the master site design, including but not limited to changes in the stormwater management plan, landscape, amount of onsite parking and proposals for additional building construction, are required to be submitted to the Commission for review in accordance with the National Capital Planning Act and NCPC's Submission Guidelines.

Encourages the applicant to continue to work with interested and affected federal and state agencies, and interested community stakeholders, to address historical offsite stormwater runoff erosion and sedimentation damage caused during the previous occupancy of the site.

PROJECT REVIEW TIMELINE

Previous actions	**December 1, 2011** – Deferral of action on the master plan for the Intelligence Community Campus-Bethesda. The Commission required the applicant to evaluate alternatives to the size, location and capacity of the parking garage to include exclusion of parking from the secured perimeter. **February 2, 2012** – Approval of master plan for the Intelligence Community Campus-Bethesda as a guide for future reviews of individual site and building projects. This approval contained a number of notations and requests of the applicant, and specifically requested the applicant to set targets for limiting on-site deforestation to no more than 0.2 acres and for designing storm water management

	facilities with the goal of treating and retaining 100 percent of storm water for a 25-year storm. **April 5, 2012** – Information presentation by the applicant on its efforts to meet the deforestation and storm water targets requested by the Commission at its February 2, 2012 approval of the master plan. **June 7, 2012** – Deferral of action, for one month, on the preliminary and final site and building plans for ICC-B Phase 1 (North Campus). The Commission requested supplemental information to explain how the project conforms to applicable stormwater management regulations. In addition, the community expressed concerns regarding the visibility of the proposed solar photovoltaic array upon the parking garage. **July 12, 2012** – Approval of preliminary and final site and building plans for Phase 1 (North Campus) of the Intelligence Community Campus—Bethesda with the exception of certain final site development plans which was delegated to the Executive Director. **October 4, 2012** – Executive Director approval of final site development plans for Phase 1 (North Campus) site improvements at the ICC-B. **March 7, 2013** – Information presentation by the applicant to seek the Commission's input on the current architectural concept of the ICC-B Phase 2 (South Campus) building redevelopment. In addition, the applicant provided an update on its continued community engagement and efforts addressing project specific and campus-wide storm water management. **May 2, 2013** – Approval of preliminary site and building plans for ICC-B Phase 2 (South Campus) Centrum. **July 11, 2013** – Approval of final site and building plans for ICC-B Phase 2 (South Campus) Centrum. **March 6, 2014** – Approval of preliminary and final site and building plans for ICC-B Phase 2 (South Campus) Renovation of Erskine Hall and Roberdeau Hall. **January 8, 2015** – Executive Director approval of preliminary and final site and building plans for ICC-B Phase 2 (South Campus) Pedestrian Walkway and Bridge. **July 9, 2015** – Approval of preliminary site development plans for ICC-B Master Site Design.
Remaining actions (anticipated)	None

PROJECT ANALYSIS

Executive Summary

The Master Site Design will improve the environmental and architectural character of the campus. The project ties together previous redevelopment phases and includes significant site improvements that reduces the amount of impervious surfaces and stormwater runoff. In addition to pavement removal, the project includes environmental site design strategies such as bioretention areas, swales, and an underground detention facility to improve stormwater quality. Staff's analysis of the final site development plans for the ICC-B Master Site Design builds upon the analysis presented at the time of preliminary approval on July 9, 2015. Last summer, the Commission approved the preliminary site development plans for the ICC-B Master Site Design and found the project to be consistent with the policies of the *Federal Elements of the Comprehensive Plan for the National Capital*. In addition, the project conforms to the ICC-B Master Plan approved by the Commission on February 2, 2012. In this final submission, the applicant has incorporated the site plan modifications recommended by the Commission during preliminary review related to landscape design and has addressed comments from other stakeholders. This current submission reflects further development of the stormwater management plan as a result of additional coordination with MDE. The final submission was developed with the goal to provide compliance with federal and state stormwater regulations. Furthermore, the applicant meets NCPC's submission requirements for final approval. These include a stormwater management plan for all final submissions for projects greater than 5,000 square feet of disturbed site area. **Therefore, staff recommends the Commission approve the final site development plans for the ICC-B Master Site Design.**

Analysis

The staff analysis evaluates whether and how the final design addresses the Commission's comments from the July 9, 2015 preliminary review for the Master Site Design. These includes comments related to stormwater, landscape and coordination with community and applicable regulatory agencies. Although the site plan has not changed significantly since preliminary review, it does address several key planning issues and is responsive to stormwater management concerns raised by other stakeholders. The applicant has responded to the Commission's suggested plan modifications made at this preliminary review as summarized below:

Protection of existing specimen trees
Last summer, the Commission recommended the applicant "*protect all specimen trees around the drip line perimeter (edge of canopy) during construction and reduce pavement along Erskine loading dock parking lot to provide additional root protection for the existing specimen tree located on the western border behind Erskine Hall.*" In response, the applicant states that existing specimen trees (more than 30 inches diameter) will continue to be protected during site construction. Fencing protects trees at each specimen's drip line during current construction.

In addition, the applicant has provided a technical memorandum which indicates that a certified arborist visited the site and provided recommendations on optimal excavation methods to reduce

potential tree root impacts to be utilized in areas where perimeter fencing and improvements are close to specimen trees. Based on the arborist recommendations, the ICC-B team has relocated the fence line of the existing pedestrian entry further north of the ellipse entrance along Sangamore Road. This step will better protect specimen trees at the existing turnstile entry and align with the shopping center walkway across Sangamore Road. In addition, the team has rotated the gate access adjacent to Emory Building to the east to reduce potential impacts to the specimen trees located south of the fence, consistent with security limitations. The final landscape plan includes these minor modifications.

Furthermore, the applicant is incorporating specific recommendations in the design specifications which will be part of the construction documents, to avoid and minimize potential root and canopy damage to specimen trees during construction. Recommendations include the use of vacuum excavation techniques around specific root zone encroachments and requirements for enhanced watering and bio-stimulant application. The arborist is also providing guidance on canopy trimming in relation to percent of potential root impact to balance tree health after construction.

With regards to the recommendation to reduce pavement along Erskine loading dock/parking lot, the project materials indicate that although the limits of pavement have been designed to address necessary turning radius for delivery vehicles, additional pavement along the Erskine loading dock has been minimized to the maximum extent practicable to protect for the existing specimen trees located on the western border behind Erskine Hall.

<u>Vegetation along the pedestrian walkway and clearing reduction between the perimeter double fence</u>

The Commission recommended the applicant to "*provide additional, informally arranged trees to ensure adequate shade along the pedestrian walkway that connects the parking garage, Visitor Control Center and Centrum; and minimize the vegetation clearing along the perimeter double fence line along the west and south of the campus*." According to the applicant, additional early plantings were provided in this area sequenced with the October 7, 2015 ICC-B Ribbon Cutting Ceremony. The applicant states that the design team will continue to monitor tree vigor in this area and ensure that appropriate shade trees are provided consistent with security constraints. In addition, the applicant has indicated that the landscape plan includes a native species palette, consistent with the trees found on the Potomac River bluff below the site. Due to site security constraints and underground location of utilities, native trees, shrubs and ground covers are incorporated in naturalized landscape with groves of trees surrounding the site's primary buildings where possible.

Regarding the recommendation to minimize vegetation clearing along the perimeter double fence, the project narrative states that the plan includes vegetation removal only where required to meet security purposes in accordance with the *Department of Defense Unified Facilities Criteria (UFC 3-201-02) Landscape Architecture* standards. Site requirements entail that a ten-foot clear area be maintained on both sides of the security fence and the area between the double fence must be kept clear. In addition, the applicant states that the design team has conducted site walks around the perimeter of the campus to observe fence line conditions with the community and is evaluating methods of enhancing tree health, reducing invasive vine growth and replanting tree seedlings

consistent with the downstream channel restoration efforts to be executed by the National Park Service.

Irrigation reduction and porous material installation along walkways

The Commission recommended the applicant to "*minimize irrigation needs by installing water efficient landscaping to help reach Leadership in Energy and Environmental Design (LEED) goals and install porous concrete or other porous material along the walkways.*" In response to this comment, the applicant has stated that irrigation on site has been limited to temporary watering required to establish grass, plants and trees as part of the landscaping installation. No new irrigation systems are planned as part of site development activity consistent with LEED silver performance criteria. The project narrative states that water efficient plants have been selected, requiring supplemental water only during their establishment period. The only area that requires irrigation is the historic ellipse, located directly east of Roberdeau Hall. Turf will continue to be irrigated in this area, consisted with the MOA executed between the Maryland State Historic Preservation Office (MD SHPO) and DIA which included landscape stipulations to maintain the Flagpole and Globe Memorial's integrity of setting. No other permanent irrigation system is included in the plan.

With regards to porous material installation along the walkways, the applicant states that the design team has included porous pavements in the areas that are suitable for these surfaces, particularly the fire access lane in front of Roberdeau Hall and the grass paver roadway for PEPCO utility access corridor. Site paths are designed to provide all-weather access and include porous base stone to promote site drainage but are not considered pervious surfaces as part of stormwater management calculations. These walkways are designed to drain via sheet flow to the adjacent grassy areas, therefore, they do not contribute significantly to site runoff concerns. In addition, the project narrative indicates that due to the minimal amount of sidewalk paving and the operating costs to maintain the porous character, walkway paving will not be made of porous pavers or porous concrete.

Treatment along the required ten feet clear area on either side of the fence

The Commission recommended the applicant to "*eliminate river rock/round stone along the required ten feet clear area on either side of the fence, specifically along the western border and consider alternative treatments for this sensitive sloped area such as turf or native ground cover and consider associated maintenance given the security constraints.*" In response, the applicant states that the design team has eliminated the river rock planned along the perimeter fencing and plans to utilize a mulch bed layer to provide a low-maintenance pervious groundcover in this area as part of the current design.

In addition, the project narrative indicates that a clear area of ten feet on either side of the fence line is required throughout the campus. In areas where sun is plentiful, turf will be planted. In areas of heavy tree cover such as along the western and northern perimeter, shredded hard wood mulch is proposed for the ground surface to reduce maintenance requirements. According to the applicant, this area must be kept clear and easily patrolled; therefore shrubs or groundcover plantings would not be appropriate surface materials. Vegetation in these areas is restricted to a maximum height of 6-inches at plant maturity. In order to reduce vegetation maintenance requirements along the

back of Erskine Hall, the final design documents include an infill of mulch between the fencing to reduce the need for mowing and clear zone maintenance in this area.

Vegetation screening and light spill reduction around the garage and vehicle inspection station
The Commission recommended the applicant to "*consider additional landscape to screen views to the garage and minimize light spill around garage and vehicle inspection*." In response to this comment, the applicant states that the design team conducted additional evaluations of trees and green screen coverage around the parking garage including the need for additional strategic plantings to address winter view shed concerns. The applicant plans to conduct an evening winter walk, when the leaves have fallen off the trees, to observe the campus from specific points of concern with the community and landscape architect. The current date is tentatively scheduled for December 10, 2015. The current landscape design includes plan modifications to address screening concerns along the west and north of the perimeter of the campus, including the garage.

The applicant states that the design team continues to work with the community on the issue of light visibility and screening and is in the process of selecting additional directional shades and adjusting light levels to accommodate neighbor concerns, in consideration of site safety and security needs at the garage, vehicle inspection station and visitor control center.

Responses to comments provided by Montgomery County Planning Board and M-NCPPC staff
The Commission requested the applicant to provide "*responses to any comments provided by the Montgomery County Planning Board and/or the Maryland-National Capital Park and Planning Commission staff*." The applicant has provided a technical memorandum as part of the submission package addressing each comment included in the letter dated May 4, 2015 from the Montgomery County Planning Board. As mentioned in the previous Executive Director's Recommendation, the Planning Board's comments were considered as part of NCPC staff's analysis of the project during preliminary review.

Stormwater Management Plan
The Commission requested the applicant to provide "*Final stormwater management plan and narrative, prepared in accordance with the Maryland Stormwater Management Guidelines for State and Federal projects, and the Commission submission guidelines for final plan submissions, including final documentation of proposed Environmental Site Design (ESD) capacity / sizing and Maryland Department of the Environment and Energy Independence and Security Act (EISA) compliance.*" As mentioned above, MDE issued a stormwater concept approval on October 15, 2015, and is currently reviewing the site development/final design plans. Erosion and sediment control plans will be reviewed as part of the site development phase. In addition, the applicant provided a project narrative that includes updated summary tables reflecting the latest calculations of the campus' hydrologic performance. According to the applicant, these tables are directly extracted from the final MDE site development submission. The submission package prepared for MDE will be available to the community through the MDE regulatory review process and the ongoing document availability sessions managed by the campus Program Management Office (PMO).

The stormwater management report contains analysis of three site conditions: natural (1945); pre-development or the conditions that existed prior to the start of the ICC-B redevelopment project (2008); and proposed site conditions, after completion of the master site design. Drainage calculations are based on the 25.12 acre developed area of the ICC-B property. Native woodlands and undisturbed buffers outside the fenced enclosure are not included in the drainage calculations. The entire ICC-B campus is approximately 30 acres.

Since the July 9, 2015 preliminary approval, there are no significant above-grade changes to the stormwater management plan. In addition there are no significant impacts to site landscaping or aesthetic context. However, the stormwater management plan has improved as a result of the continuous dialogue with MDE during concept approval. The stormwater management plan includes the following modifications:

- Outfall Z (Drainage Area 3) is calculated according to "redevelopment" instead of 'new development" criteria. Therefore, only redevelopment water quality management is required. The MDE redevelopment criteria requires less target volume than new development. MDE clarified that the change in internal watershed boundaries in DA3 did not require additional water quality treatment volume. This reduced the MDE regulatory requirement for water quality treatment on the Master Site Design project from 17,214 cubic feet to 3,552 cubic feet (approximately an 80% reduction). Control of 10-year peak flow volume is still required due to this internal watershed boundary adjustment (design controls 25-year peak flow).
- Drainage boundaries were adjusted based on final grading plan, which did not result in any significant changes.
- Bioretention areas are larger. Rather than providing small clusters, the plan includes two expanded bioretention areas to capture and treat more stormwater runoff. Revision of micro-bioretention practices to large scale bioretention design, including provision of sediment forebays and enhanced off-line water quality treatment. This resulted in combining the smaller micro-bioretention basins into two larger bioretention basins within the general footprint of the previously presented bioretention areas. The final design includes two consolidated bioretention areas to retain and treat stormwater runoff. This consolidation resulted in increasing the EISA treatment provided from 33,210 cubic feet to 35,781 cubic feet (approximately 7% increase). Overall detail of the bioretention area did not significantly change.
- The storage volume of the underground infiltration/detention facility, located on Drainage Area 3, and designed to provide EISA volume compliance for the entire campus, was expanded from 16,629 cft to 32,000 cft to maintain peak flow control capability. This was required as the revised bioretention design requires off-line water quality treatment therefore the design provides additional separate peak flow attenuation in the underground detention area following MDE standards (the previous design utilized available storage volume within the microbioretention areas for peak flow control). The underground detention area actually is slightly smaller; the design team adjusted depth and storage pipe sizing (96" diameter pipe) to keep the footprint approximately 52x70 feet in dimension. This entire system is underground.
- Site grading was adjusted around the southeast corner of the site (just inside fenceline) to

provide additional surface infiltration area within the existing lawn and to provide enhanced control of overbank flows on the adjacent steep hillsides. This is not required to address any regulatory standard or peak flow attenuation but was provided to address community concerns to enhance control of peak rain events within the site.

- The high flow bypass was included, a system of inlets and underground pipes that convey excess flows around the back of Erskine Hall to the Midsite Channel during storm events that exceed the 25-year storm. The high flow bypass pipe network is underground. This is not required by any regulatory standards but is under consideration for feasibility due to community interest in limiting potential peak storm flows in Brookes Lane.
- Soil amendments for the top 18" of soil to increase infiltration capabilities in the campus and meet targeted soil infiltration rates in accordance with hydrologic computations.
- Grass swales and overland flow across lawn areas to pre-treat, filter and infiltrate stormwater to maximum extent practical. The plan includes an additional grass swale along the base of the slope leading to Brookes Lane to filter and treat stormwater from the landscaped hillside on the south end of campus along Sangamore Road.

Within the concept approval, MDE stated that the project qualifies as redevelopment and has four Points of Investigation (POI). Based on the *Maryland Stormwater Management Guidelines*, POI means the location where runoff from the drainage area leaves the project site.

As discussed in the previous recommendation, the basic premise of state and federal stormwater regulations applicable to the ICC-B campus includes that enhanced stormwater management is required for all land disturbance over 5,000 square feet. These principles focus on replicating predevelopment hydrology to limit impacts to downstream waterways by using green infrastructure and low impact development techniques. The federal guidelines refer to these practices as green infrastructure and low impact development (GI/LID), while state guidelines refer to the approach as environmental site design (ESD).

<u>Summary: State of Maryland Regulations</u>

The state regulations that apply to this project are found in the "*Maryland Stormwater Management Guidelines for State and Federal Projects*," which supplement the *2000 Maryland Stormwater Design Manual* and all subsequent revisions. These provide the minimum stormwater management requirements for plans submitted by state and federal agencies to the Maryland Department of the Environment (MDE). These guidelines require management of stormwater through environmental site design (ESD) to the maximum extent practicable (MEP). ESD means using small-scale stormwater management practices, nonstructural techniques, and better site planning to mimic natural hydrologic runoff characteristics and minimize the impact of land development on water resources.

CAMPUS MDE ESD TARGET VOLUMES (TOTAL CAMPUS INC. MSD)			
Drainage Area	MDE Criteria	Required Volume (cubic feet)	Provided Volume (cubic feet)
POI-1	Redevelopment	0	0
POI-2	Redevelopment	0	13,081
OUTFALL Z	Redevelopment	3,552	19,309
ICC-B	**Entire Campus**	**3,552**	**32,390**

Table 1: MDE ESD Target Volumes (Proposed Conditions)

Summary: Federal Regulations

The federal stormwater regulation that applies to the project is found in *Section 438 of the Energy Independence and Security Act of 2007 (EISA)* which requires "the sponsor of any development or redevelopment project involving a federal facility with a footprint that exceeds 5,000 square feet to use site planning, design, construction, and maintenance strategies for the property to maintain or restore, to the maximum extent technically feasible, the predevelopment hydrology of the property with regard to the temperature, rate, volume, and duration of flow." In 2009, Executive Order 13514 was issued by President Barack Obama which included a requirement for the Environmental Protection Agency (EPA), in coordination with other Federal agencies, to issue guidance on the implementation of EISA. The EPA's guidance, entitled "*Technical Guidance for Implementing the Stormwater Runoff Requirements for Federal Projects under Section 438 of the Energy Independence and Security Act*" was issued in December 2009.

The EPA guidance provides a performance-based approach to stormwater management in lieu of a prescriptive requirement in order to provide site designers maximum flexibility in selecting control practices appropriate for a given site. The guidance provides two options for complying with EISA. The first option, requires project sponsors to design, construct, and maintain stormwater management practices that manage rainfall onsite, and prevent the off-site discharge of the volume of rainfall runoff attributable to the 95th percentile rainfall event to the maximum extent technically feasible (METF). The second option allows sponsors to "design, construct, and maintain stormwater management practices that preserve the pre-development runoff conditions following construction." For the Master Site Design, the applicant is utilizing the first option and therefore is designing a stormwater management system that will be capable of retaining the volume of runoff from the 95th percentile rainfall event, which according to the guidance is equivalent to 1.7 inches within a 24 hour period for development in the Bethesda region.

STORMWATER COMPLIANCE EISA/MDE - MSD AREAS						
	EISA GI/LIDv			MDE ESDv		
	Required	Provided		Required	Provided	
DA	(ft^3)	(ft^3)		(ft^3)	(ft^3)	
1	11,580	714	-	0	0	-
2	13,620	15,630	-	0	13,081	-
3	8,520	19,437	-	3,552	19,309	-
ICC-B	**33,720**	**35,781**	**106%**	**3,552**	**32,390**	**912%**

Table 2: Stormwater Concept Compliance Summary (Proposed Conditions)

Analysis of Pre-existing Off-site Erosion and Sedimentation on NPS Property

In July, 2015, the Commission **noted** "that the applicant continues to work with interested and affected federal and state agencies, and interested community stakeholders, to address offsite stormwater runoff erosion and sedimentation damage caused during the previous occupancy of the site, and **encourages** the applicant to further coordinate with the Maryland Department of the Environment, National Park Service and the community on the final master site design." The applicant has provided an update on the status of the NEPA remediation process as discussed later in the Consultation/National Park Service section of this report.

Recommendation Summary

Throughout the project review process, the Commission has been supportive of the applicant's continued effort to transform the ICC-B's existing inefficient campus into a more sustainable, modern, interconnected complex suitable to the mission and education needs of the U.S. intelligence community while establishing a notable architectural and environmental presence. Replacing the site's surface parking with extensive landscaping and providing environmental site design strategies to manage stormwater will significantly improve the hydrologic performance of the campus. The proposal eliminates seven acres of impervious cover and the project goal is to comply with local and federal stormwater management regulations. The final plan continues to provide visual interest to the surrounding community, satisfy secure mission requirements, and reflects further development of the stormwater management plan.

Since the beginning of the project, the surrounding community has played a significant role in the design of the campus, and has contributed to make the project better. The applicant continues to engage with the community and has established routine meetings and review sessions to keep the community informed and collect design input. Both the applicant and the community have dedicated significant time and effort to come up with solutions to address project concerns.

CONFORMANCE TO EXISTING PLANS, POLICIES AND RELATED GUIDANCE

Comprehensive Plan for the National Capital

As noted in the previous staff recommendation, the Master Site design is not inconsistent with the policies of the *Federal Elements of the Comprehensive Plan for the National Capital*, and specifically those policies contained in the *Federal Workplace, the Federal Environment and the Transportation Elements*. With regard to the location of federal workplaces, the Comprehensive Plan encourages federal agencies to reuse existing buildings or sites before purchasing or leasing additional land or building space to minimize the development of open space. It also supports modernization, repair, and rehabilitation of existing facilities over developing new facilities. The proposed Master Site Design will transform an inefficient and outdated federal facility into a sustainable, state-of-the-art, interconnected workplace that fosters a secure and collaborative environment in which the U.S. Intelligence Community can carry out its important mission.

The Federal Environment Element contains the Commission's planning policies related to the maintenance, protection, and enhancement of the National Capital Region's environment. The element provides an overall framework from which NCPC evaluates the environmental implications of federal projects. The element contains specific policy areas that address air quality, water quality and supply, land resources, and human activities. The policy area that is most relevant to the proposed Master Site Design is water quality, considering the significant amount of impervious surface that currently exists on the ICC-B site. The extensive surface parking, roadways, and building area on the ICC-B has resulted in substantial increases in stormwater runoff volume and flow rate that has caused considerable stream channel erosion on adjacent National Park Service (NPS) property and sedimentation in the C&O Canal National Historic Park. However, over time this condition can be significantly improved through the redevelopment of the ICC-B in accordance with the Commission approved master plan, and the applicant's continued efforts to work with affected federal and state agencies, and interested members of the community, to fulfill its commitments to the larger community and correct the damage to NPS property.

The plans for the Master Site Design adhere to several of the water quality policies contained in the Federal Environment Element through the employment of sustainable stormwater management strategies. The Comprehensive Plan encourages the use of innovative and environmentally friendly best management practices to reduce stormwater runoff and erosion, avoid impacts to surface waters and off-site water quality, and facilitate the natural recharge of groundwater. The current proposal utilizes reduction of impervious surfaces, bioretention areas, underground infiltration practices and rerouting of roof top runoff from existing buildings for treatment. Based on the information contained in the applicant's final submission materials, these Environmental Site Design practices have been designed in accordance with state and federal stormwater requirements. Finally, the project will result in a reduction in impervious surface through the replacement of surface parking. As supported by the Comprehensive Plan, these areas will utilize native trees and vegetation which, in addition to fulfilling a stormwater management function, will also help moderate urban heat island effects and provide habitat for wildlife.

Finally, the master plan conforms to the travel demand management policies of the Transportation Element within the Comprehensive Plan with a Transportation Management Plan that includes commitments for encouraging the use of public transportation, and limitations on employee parking to meet the recommended Comprehensive Plan ratio of 1:1.5-2 for suburban areas beyond 2,000 feet of Metrorail. The proposal also meets the Comprehensive Plan policy that encourages federal agencies to utilize structured parking in the interest of efficient land use.

Relevant Federal Facility Master Plan

The project is consistent with the February 2, 2012 NCPC approved ICC-B Master Plan. According to the Master Plan, a focus of the ICC-B redevelopment is to redefine the existing facility to serve the operational and secure space needs of the U.S. Intelligence Community in the National Capital Region in a manner that is context sensitive and environmentally friendly, and includes planning objectives that address improving campus connectivity and incorporating sustainable site and building design. The Master Plan includes elimination of surface parking and provides landscaped areas along Sangamore Road to help screen the mass of the buildings and double as groundwater recharge zone. The existing historic vehicular ellipse and monumental flag stand within the southern area of the site will be preserved.

Programmatically, the Master Site Development is consistent with what is contemplated in the ICC-B Master Plan. The Master Plan incorporates native species endemic to the region to accentuate connectivity to the adjacent parkland, while simultaneously meeting *Unified Facilities Criteria* (UFC 3-201-02, Landscape Architecture) and LEED requirements. The landscape and security components of the current proposal are also consistent with what is contemplated in the ICC-B Master Plan, although further refined. The current proposal will appear less massive, and therefore less visually intrusive on the site and neighborhood, compared to what is presented in the Master Plan. Rather than creating the sense of one monolithic building mass set within a formal landscape, the current proposal maintains the massing of the existing buildings, responds to the context, improves the streetscape and allows the ICC-B campus to improve its visual presence along Sangamore Road.

National Historic Preservation Act

As mention on the previous report, the applicant's NHPA Section 106 obligation for the project is complete pursuant to the Memorandum of Agreement established on October 14, 2011 between the Maryland Historic Trust and the Defense Intelligence Agency for the implementation of the ICC-B Master Plan.

Pursuant to the National Capital Planning Act, NCPC's review authority over federal projects outside the District of Columbia is advisory, and therefore, in carrying out its review of the project NCPC does not have an independent obligation to satisfy the requirements of Section 106 of the NHPA.

National Environmental Policy Act

As mention on the previous report, the project was included in an Environmental Assessment (EA) prepared by the applicant during the development of the ICC-B Master Plan. The EA analysis did not identify any potential for significant environmental impacts, and therefore, the applicant completed the NEPA process with the issuance of a Finding of No Significant Impact (FONSI) on September 8, 2011.

Pursuant to the National Capital Planning Act, NCPC's review authority over federal projects outside the District of Columbia is advisory, and therefore, in carrying out its review of the project NCPC does not have an independent NEPA obligation.

CONSULTATION

The applicant has coordinated the ICC-B Master Site Design final submission with applicable federal, state, and local agencies either as required or as a continuation of its commitments made during the development of the ICC-B Master Plan.

National Park Service

The Office of the Director of National Intelligence (ODNI) and NPS executed a Memorandum of Intent (MOI) in August 18, 2013 for purposes of defining the working relationship between the two agencies for correcting downstream channel erosion and sedimentation to adjacent National Park Service property. According the MOI, NPS is committed to executing the NEPA process which identifies the extent of the impact and makes recommendations for fixing the issues associated with channels downstream of the ICC property. ODNI will be a cooperating agency in the NEPA process and is committed to obtain funds and develop construction drawings based on the conceptual restoration drawings developed by NPS during the NEPA process.

Since the July 9, 2015 Commission Meeting, the applicant has continued coordination with NPS. According to the applicant, the 15% concept design is expected to be completed early 2016. NPS will use the 15% Concept Submission to start the NEPA process in early 2016. NPS will develop the draft scope of work for the Environmental Assessment (EA), and the EA contract will be awarded two-three months after the scope is completed. The NEPA process will take 12-18 months and will include a public scoping meeting, later in 2016, and a 30-day public comment period. Upon completion of the EA, a timeline for the construction work will be developed. According to the project narrative, the restoration work will be implemented over a two year period. In summary, channel restoration activities will be coordinated with the community during the NEPA process as a separate but related initiative.

The final design and construction of these channel restoration measures will be conducted independently from the Master Site Design drainage plan, but will be closely coordinated as the final drainage design will reduce peak discharges to these channels and will remove the existing outfall at the southwest corner of Erskine Hall.

Maryland Department of the Environment

The stormwater review and approval process through MDE has followed the project construction phasing, MDE has already reviewed and approved the North Campus in 2011, followed by the Centrum in 2013. The current stormwater management submittal covers the remaining portions of the campus, with some overlap to capture plan revisions to previous phases. The goal of the plan is to provide an integrated site grading, landscaping and stormwater management approach.

Similar to NCPC review process, the stormwater management plan approval process through MDE Water Management Administration includes three submission stages: Concept, Site Development and Final Stormwater Management Plan. As required by the *Code of Maryland Regulations and the Maryland Stormwater Management Guidelines for State and Federal Projects*, the applicant submitted the concept submission, including a report with narrative, calculations and drawings to MDE on January 30, 2015. After reviewing the concept submission, MDE provided three comment letters, (March 12, May 18, and July 15, 2015). The concept letters included technical review comments to the drawings and calculations which the applicant needed to address in order to move forward with the review approval process. On September 30, 2015, the applicant submitted revised drawings, and prepared a response letter addressing each comment for MDE review.

On October 15, 2015, MDE issued a stormwater concept approval. As part of the approval letter, MDE stated that the preliminary quantity calculations show a decrease in runoff from the 10 year storm, and that the proposed runoff from the 10 year storm will need to be confirmed in a detailed site investigation before final approval.

The applicant submitted the second MDE submission stage, Site Development (65% stormwater management plan), on October 30th, 2015 coincident with NCPC final submission. Review of this project will continue upon receipt of final design plans and the applicant expects to obtain the MDE final stormwater management plan approval in January, 2016.

Maryland - National Capital Park and Planning Commission

The Master Site Design 35% preliminary submission was reviewed by M-NCPPC staff and presented to the Montgomery County Planning Board on March 12, 2015. The focus of the review was on the proposal's compatibility with the surrounding community in the areas of landscape design, stormwater, screening, and coordination with NPS and the community. The Planning Board transmitted comments on a letter dated May 4, 2015 to NCPC for consideration at its July 9, 2015 public hearing.

This submission was voluntary, and consistent with the notation made on the February 2, 2012 Commission action on the ICC-B final master plan approval in which it acknowledged the applicant's commitment to submit plans for each project phase to M-NCPPC for review of massing, articulation and materials of buildings, landscape design, and screening. Following the September 2011 Master Plan, Site Development Guidelines required submittal, the applicant submitted four voluntary packages to M-NCPPC for each project phase, including North Phase

(parking garage), South Campus – Centrum, South Campus – Roberdeau and Erskine Halls, and the final submission included the Pedestrian Walkway and Bridge as well as the Master Site Design Preliminary package. M-NCPPC confirmed during the preliminary Master Site Design approval meeting that the applicant was not required to submit for final review, therefore the last voluntary submission was on March 2015. The Planning Board's comments were considered as part of NCPC staff's analysis of the project during preliminary review. Within the July 9, 2015 Master Site Design preliminary approval, NCPC requested responses to any comments provided by M-NCPPC. As discussed above, the applicant has addressed the Montgomery County Planning Board comments.

Coordination with Local Community

Since the Commission's Master Site Design preliminary approval on July 9, 2015, the applicant has continued to engage with the community. The applicant held a series of community outreach opportunities, including monthly document availability sessions at the Little Falls Branch Library, the sessions were usually held on the third Thursday of the month from 1:30 to 3:00 pm. The purpose of the document availability sessions is to provide an opportunity to review the design progress and related documentation. Last month, the ICC-B team held a community engagement meeting at the Washington Waldorf School's auditorium to discuss the progress on the DIA commitment letters, review the campus design, construction status and discuss how the community could provide comments to each regulatory agency including NCPC, MDE and NPS. The Community Stormwater Committee as well as Joint Traffic Committee presented their views during the meeting.

Community Engagement Opportunities	Date
Community Leaders - Document Availability Session at Little Falls Library	August 13, September 10, November 19
Community Leaders - Document Availability Session at ICC-B Campus	November 5, November 12
Senior Leadership Neighborhood Meeting	August 18, 2015
Ribbon Cutting Ceremony – ICC-B Campus	October 7, 2015
Community Engagement Meeting – Waldorf School	October 15, 2015
Community Perimeter Walk, Channel Survey and Stormwater Discussions	October 29, 2015

Table 3: Summary of community coordination meetings (as of July 9, 2015)

ONLINE REFERENCE

The following supporting documents for this project are available online:

- Submission Package

- Maryland Department of the Environment ICC-B Master Site Development Stormwater Management Concept Approval Letter (October 15, 2015)

Prepared by Vivian Lee
November 11, 2015

POWERPOINT (ATTACHED)

National Capital Planning Commission

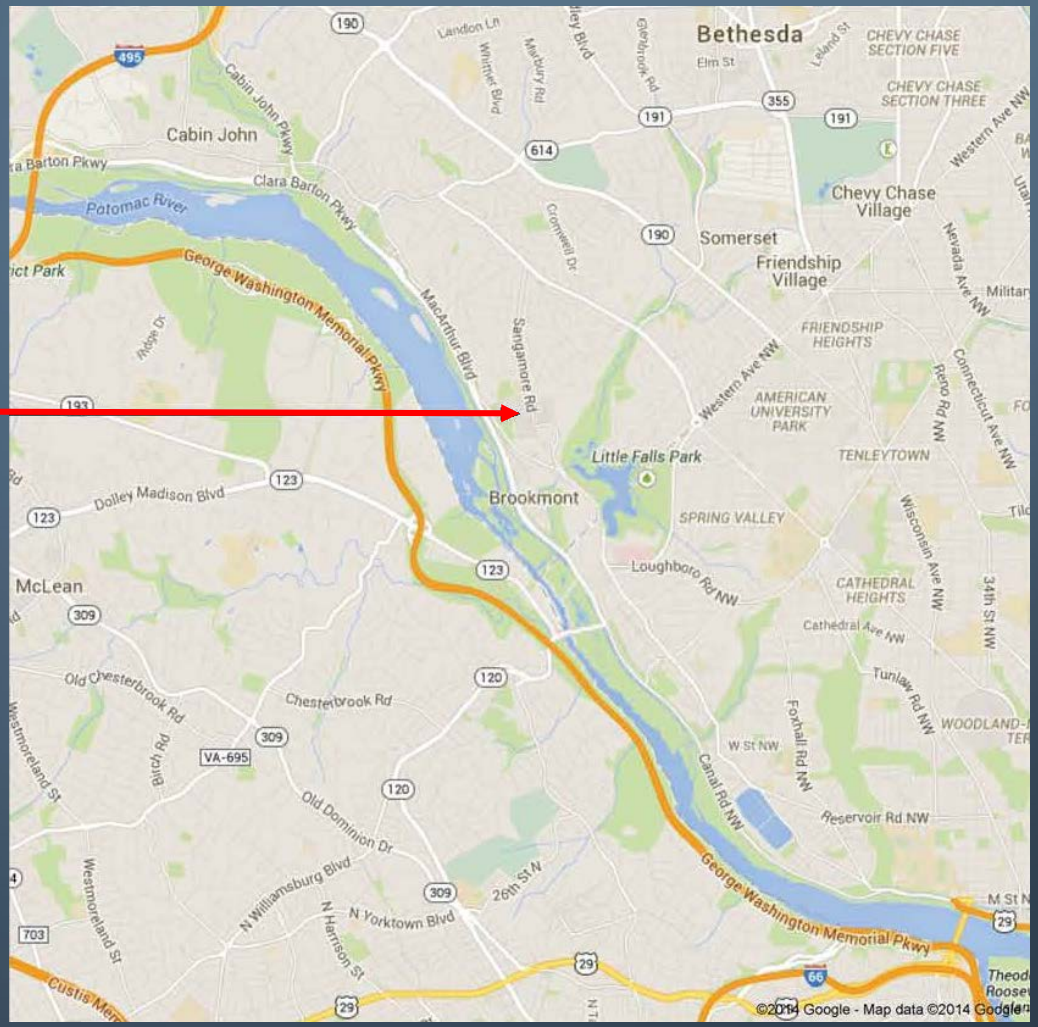
NCPC File No. 7326

Final Submission

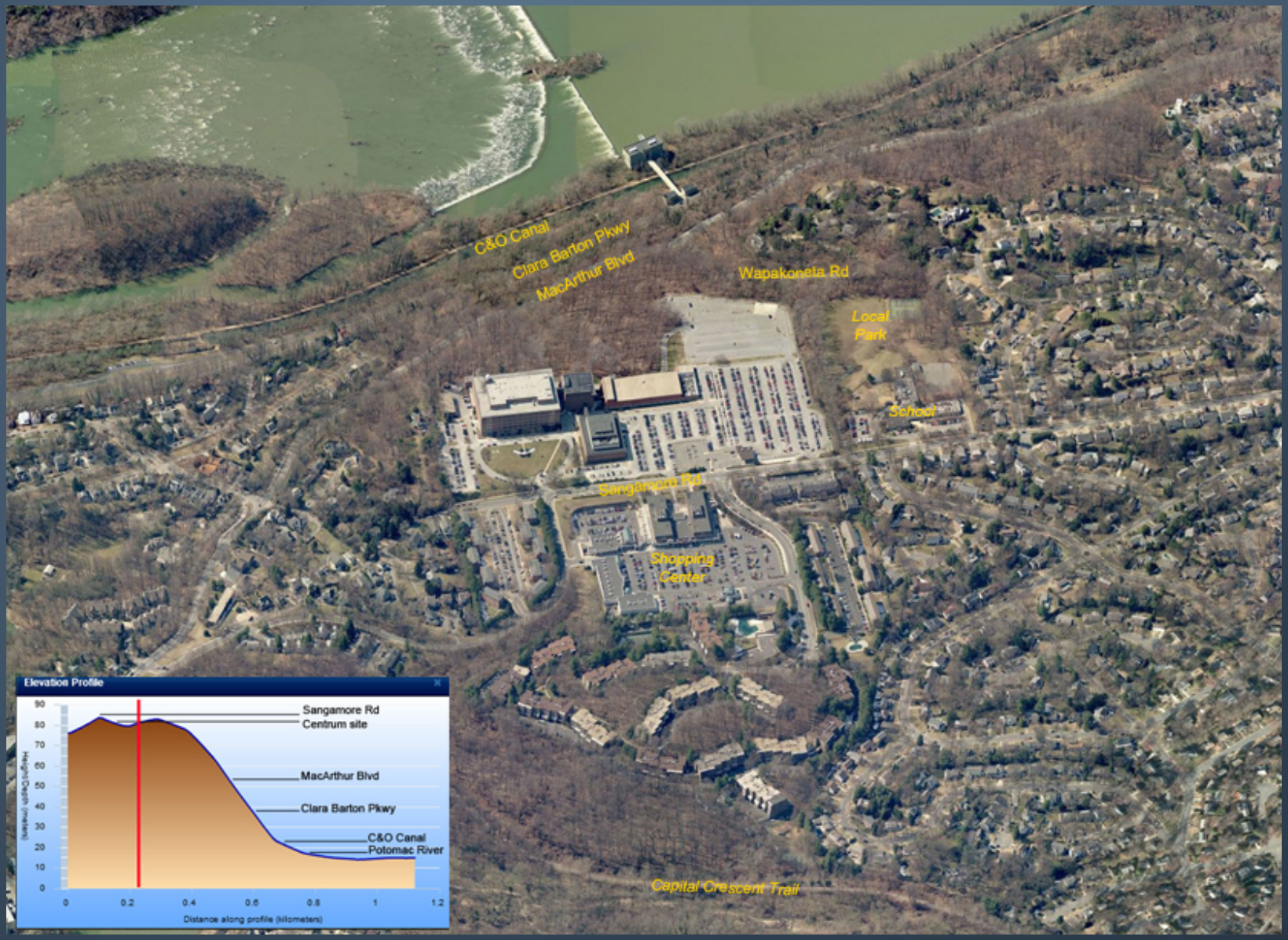
December 3, 2015

Project Location

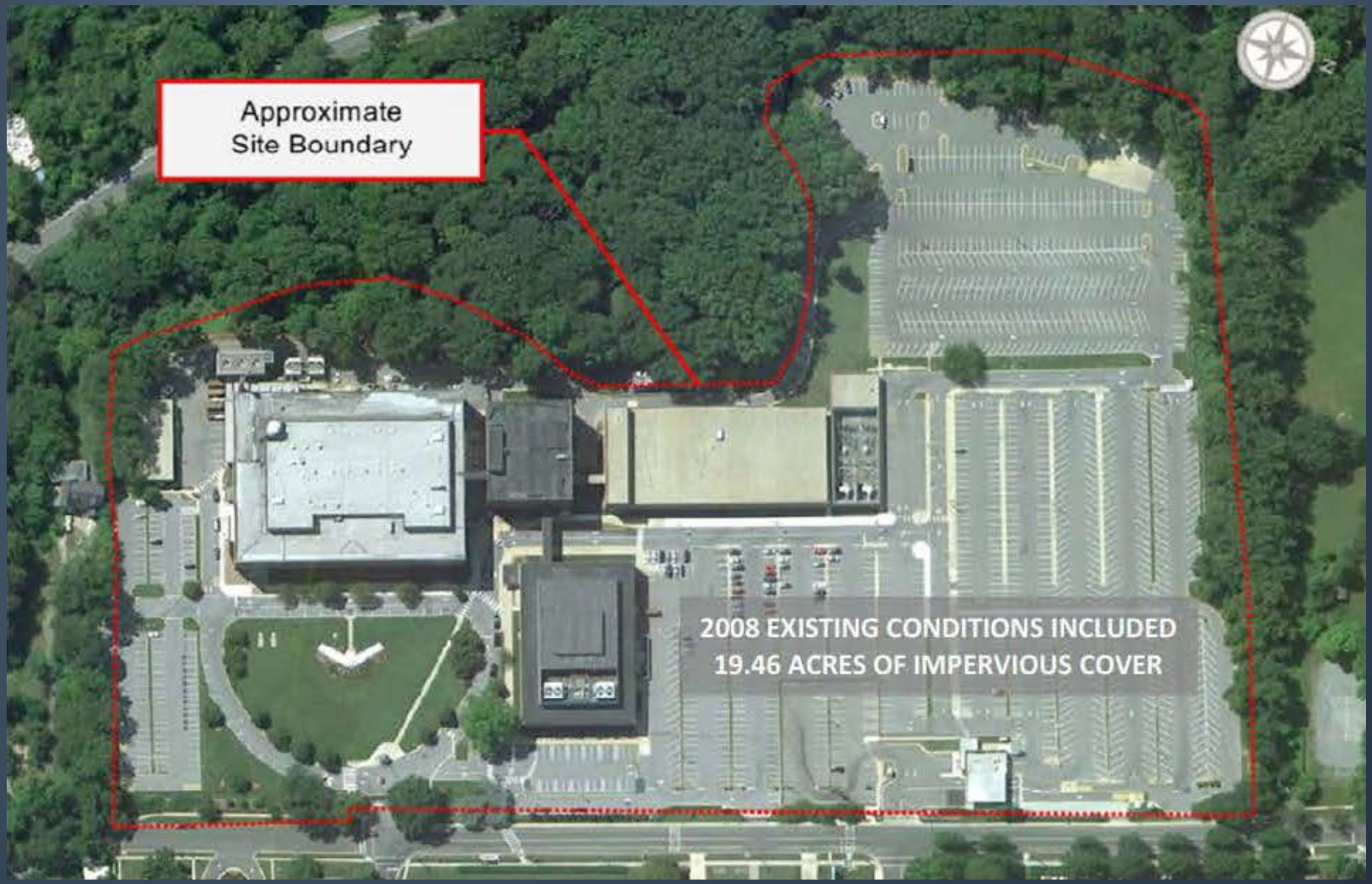
Site



Project Location



2008 Existing Conditions



2008 Existing Conditions

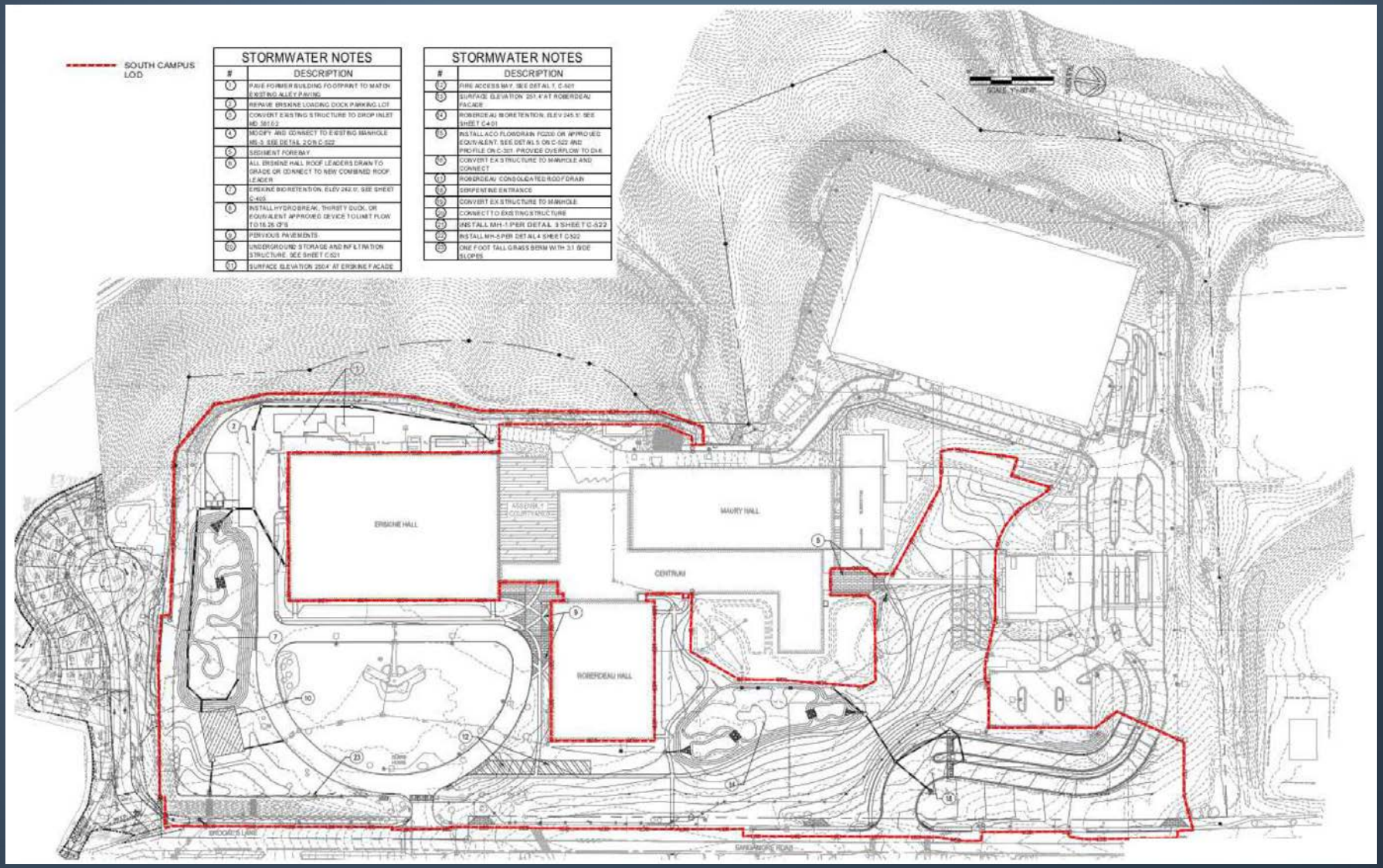
2015 Existing Conditions

Campus Status

• Campus Parking Garage (1800 spaces)	Spring 2014
• Centrum Building (~400)	Fall 2015
• Maury Hall (~500)	Summer 2016
• Roberdeau Hall (~500)	Summer 2016
• Erskine Hall (~600)	Fall 2016
• **Master Site Design**	***In Design***
• Off-Site: 15% NPS Concept Plan	Nov 2015

NPS has hired Master Site Design Team to prepare a concept plan for their use in a separate NEPA process. NPS will engage the community through their document review process.

Master Site Design Components



MSD Drainage Boundaries

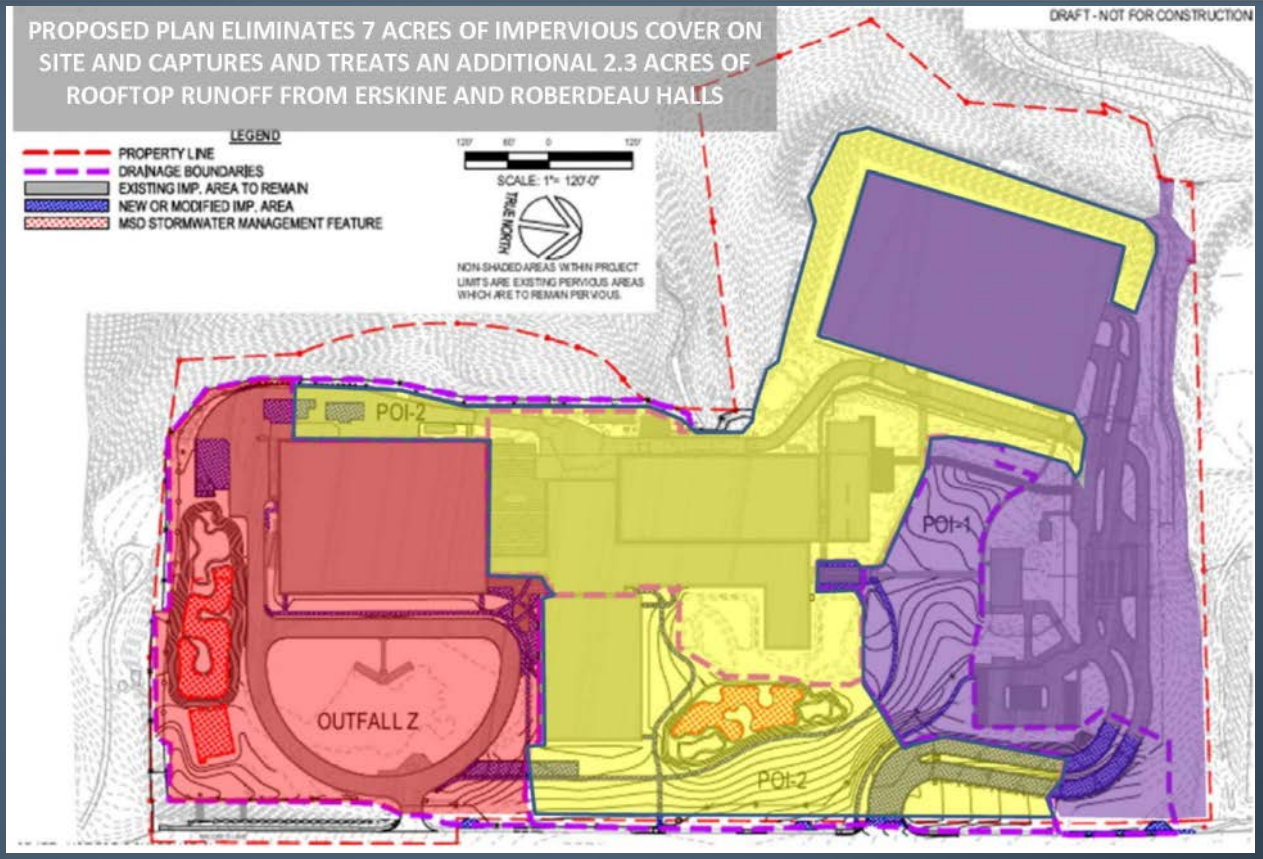


Table 2: Comparison of ICC-B Site Drainage Area Characteristics

DA	NATURAL CONDITIONS		2008 PRE-DEVELOPMENT				MDE SITE DEVELOPMENT PERMIT MSD CONDITIONS			
	Total Area		Total Area		Impervious		Total Area		Impervious	
	(AC)	(%)	(AC)	(%)	(AC)	(%)	(AC)	(%)	(AC)	(%)
POI-1	9.43	38%	7.48	30%	6.23	83%	8.18	33%	4.11	50%
POI-2	9.13	36%	11.40	46%	9.09	80%	10.42	41%	5.06	49%
Outfall Z	4.01	16%	4.29	18%	2.24	52%	6.52	26%	3.17	49%
	2.56	10%	1.95	6%	1.70	87%	0.00	0%	0.00	0%
ICC-B	**25.12**	**-**	**25.12**	**-**	**19.26**	**77%**	**25.12**	**-**	**12.34**	**49%**

MDE ESD Target Volumes

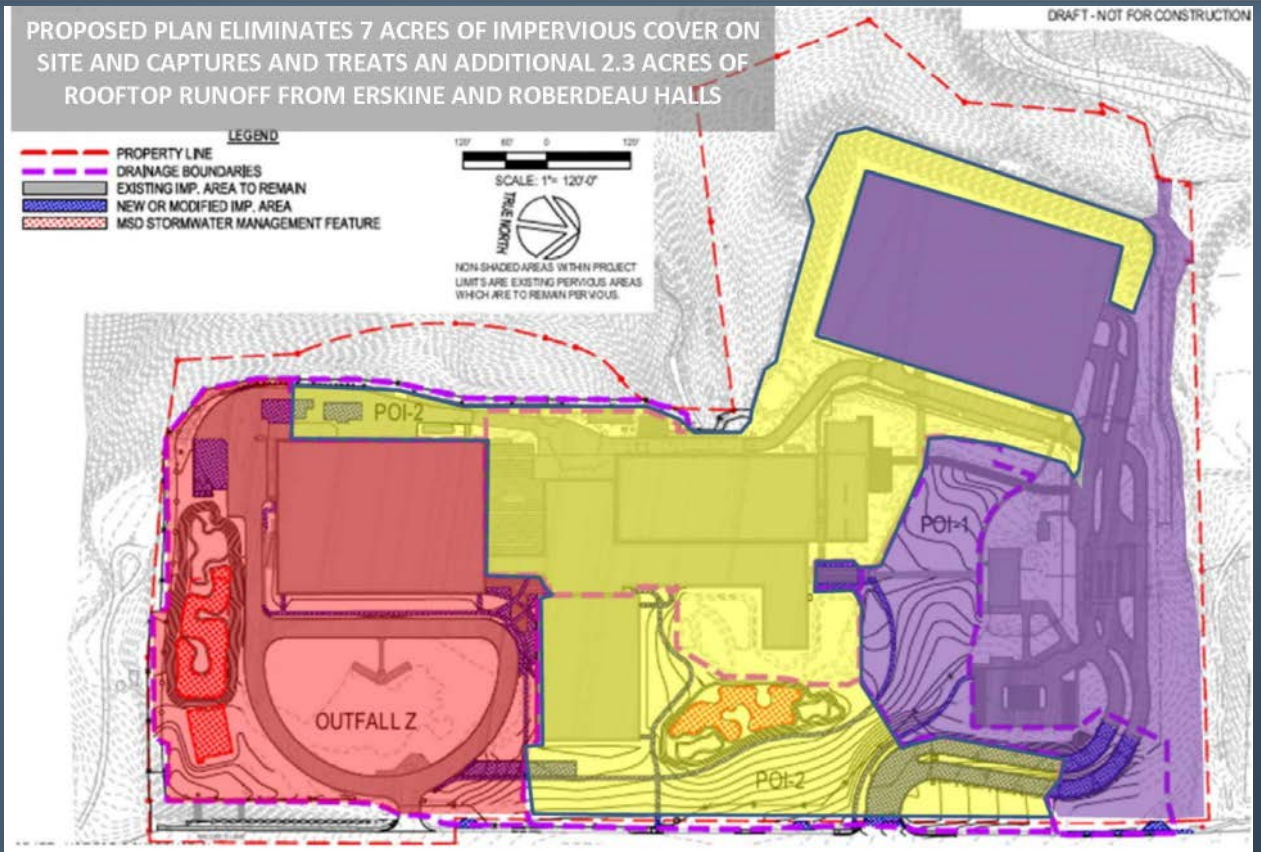


Table 3: MDE ESD Target Volumes (Proposed Conditions)

CAMPUS MDE ESD TARGET VOLUMES (TOTAL CAMPUS INC. MSD)			
Drainage Area	MDE Criteria	Required Volume (cubic feet)	Provided Volume (cubic feet)
POI-1	Redevelopment	0	0
POI-2	Redevelopment	0	13,081
OUTFALL Z	Redevelopment	3,552	19,309
ICC-B	**Entire Campus**	**3,552**	**32,390**

EISA GI/LID Target Volumes

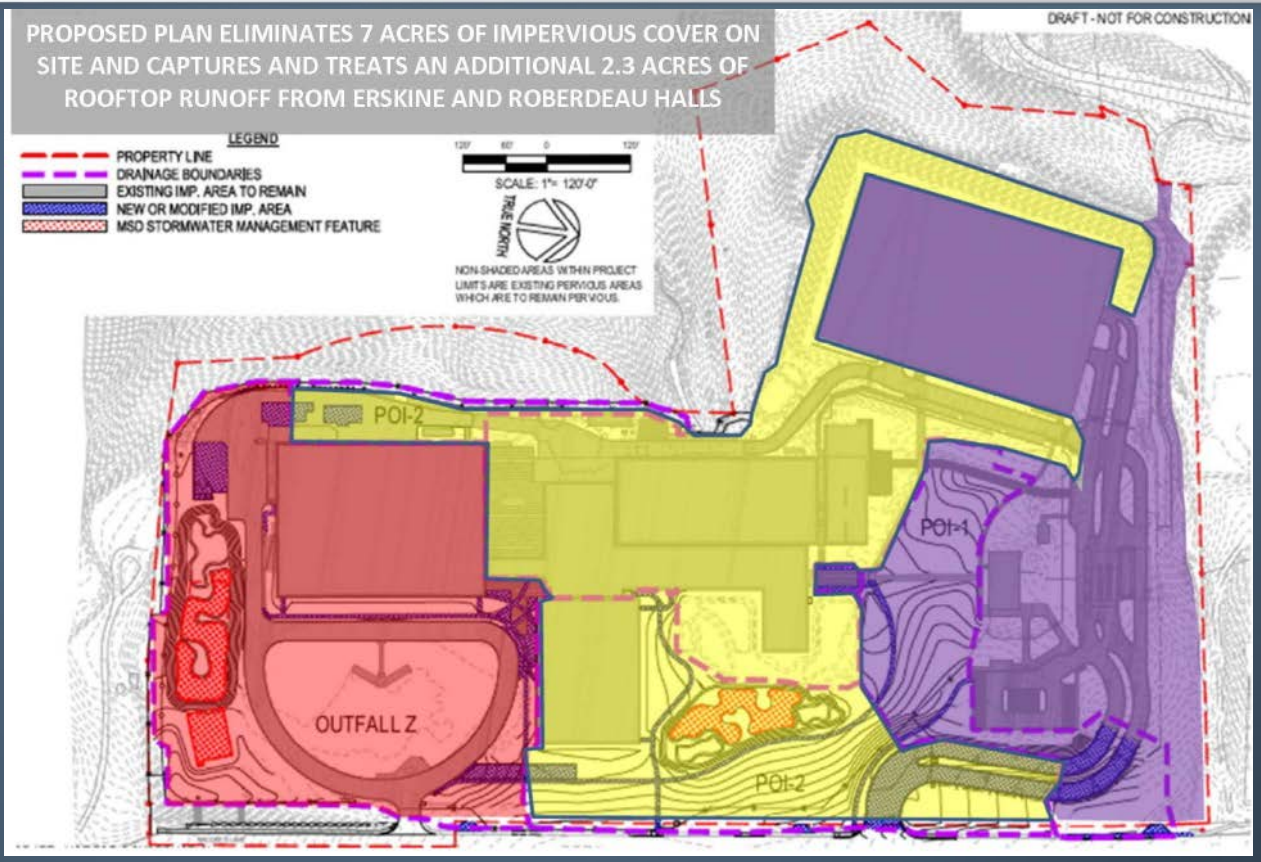


Table 4: EISA GI/LID Volume Targets (Proposed Conditions) EISA GI/LID TARGETS

CAMPUS EISA GI/LID TARGETS								
DA	AREA (AC)	IMPERVIOUS AREA (AC)	IMPERVIOUS AREA %	S' (IN)	I_A (IN)	D (IN)	V_{LID} (FT^3)	PROVIDED V_{LID} (FT^3)
POI-1	8.18	4.11	50%	2.50	0.50	0.39	11,580	714
POI-2	10.42	5.06	49%	2.66	0.53	0.36	13,620	15,630
Outfall Z	6.52	3.17	49%	2.66	0.53	0.36	8,520	19,437
ICC-B	**25.12**	**12.34**	**49%**	**2.66**	**0.53**	**0.36**	**32,830**	**35,781**

EISA GI/LID Target Volumes

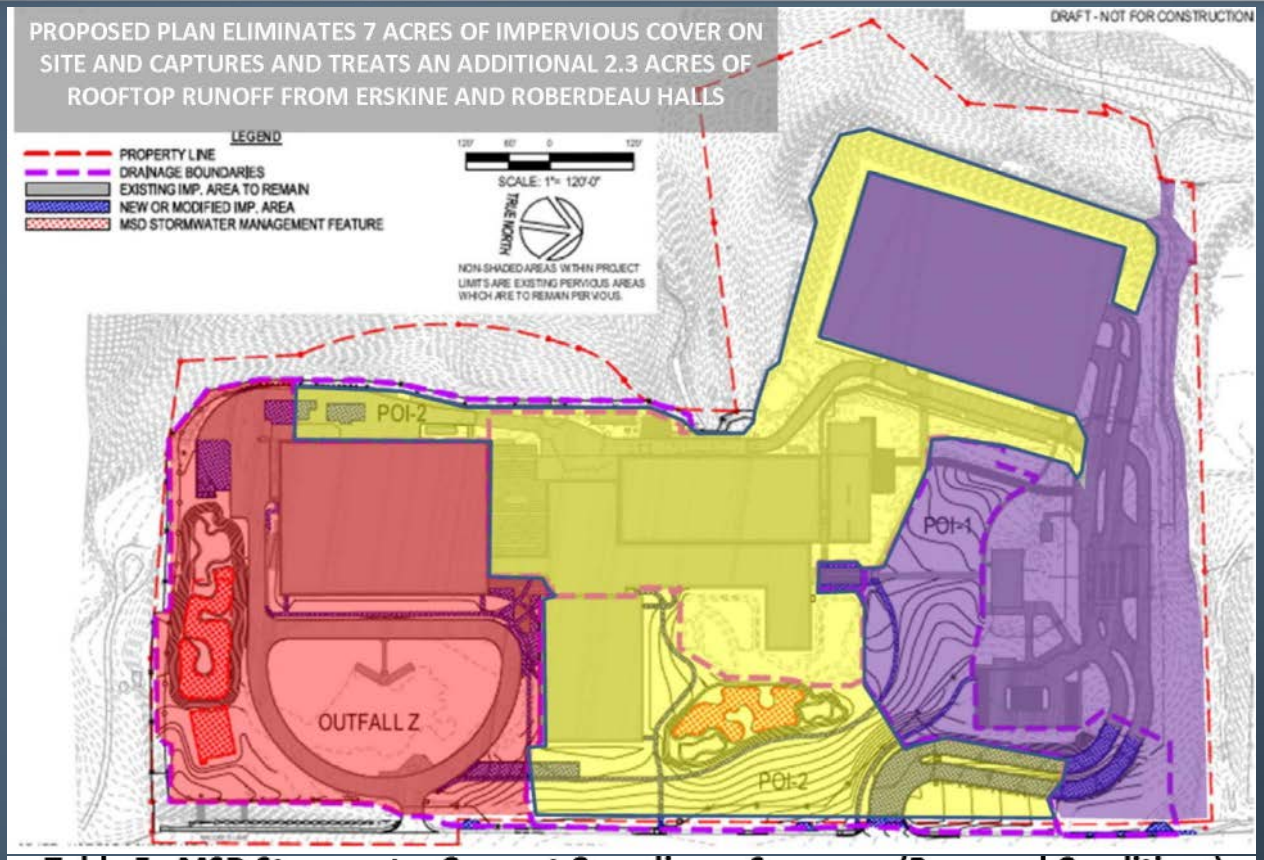


Table 5: MSD Stormwater Concept Compliance Summary (Proposed Conditions)

STORMWATER COMPLIANCE EISA/MDE - MSD AREAS						
	EISA GI/LIDv			MDE ESDv		
DA	Required (ft^3)	Provided (ft^3)		Required (ft^3)	Provided (ft^3)	
1	11,580	714	-	0	0	-
2	13,620	15,630	-	0	13,081	-
3	8,520	19,437	-	3,552	19,309	-
ICC-B	**33,720**	**35,781**	**106%**	**3,552**	**32,390**	**912%**

National Capital Planning Commission

Preliminary Master Site Development (July 2015)

National Capital Planning Commission

Final Master Site Development

National Capital Planning Commission

Preliminary Landscape Design Concept (July 2015)

1. MAIN VEHICLE ENTRANCE
2. ENTRY DRIVE
3. OUTBUILDING
4. VISITOR CONTROL CENTER
5. ENTRY COURT, MAIN ENTRANCE AND INTERPRETIVE AREA
6. MAURY HALL
7. CENTRUM BUILDING
8. ROBERDEAU HALL
9. ERSKINE HALL
10. COURTYARD
11. SECONDARY ENTRANCE
12. SECONDARY VEHICLE ENTRANCE
13. OUTBUILDING
14. HISTORIC FLAG DISPLAY/GLOBE AND ELLIPSE
15. WALKING PATH
16. VISITOR PARKING LOT
17. PEDESTRIAN BRIDGE
18. PARKING GARAGE
19. SUPPORT BUILDING
20. GREEN ROOF
21. PROTECTED FOREST
22. BIORETENTION
23. WOODED LAWN
24. HERITAGE INTERPRETIVE SIGN
    A. VIEW TOWARDS ELLIPSE AND ERSKINE
    B. VIEW TOWARDS ROBERDEAU
    C. VIEW TOWARDS MAURY
25. FENCE
26. M-NCPPC TRAILHEAD

SOUTH CAMPUS LOD

Final Landscape Design Concept

Campus Landscape Concept Plan

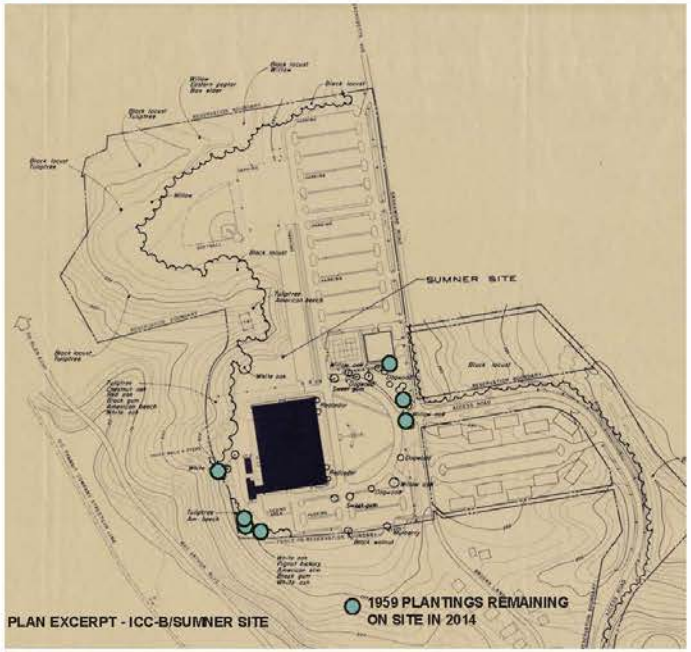
1. MAIN VISITOR & STAFF VEHICLE ENTRANCE
2. ENTRY DRIVE
3. VEHICLE INSPECTION STATION
4. VISITOR CONTROL CENTER
5. ENTRY COURT, MAIN ENTRANCE AND INTERPRETIVE AREA
6. MAURY HALL
7. CENTRUM BUILDING
8. ROBERDEAU HALL
9. ERSKINE HALL
10. COURTYARD
11. CEREMONIAL SOUTH ENTRANCE AND INTERPRETIVE AREA
12. CEREMONIAL VISITOR ENTRANCE
13. OUTBUILDING
14. HISTORIC FLAG DISPLAY/GLOBE AND ELLIPSE
15. WALKING PATH
16. VISITOR PARKING LOT
17. PEDESTRIAN BRIDGE
18. PARKING GARAGE
19. SUPPORT BUILDING
20. GREEN ROOF
21. ENHANCED FOREST PERIMETER SEEDINGS (FUTURE)
22. BIORETENTION
23. WOODED LAWN
24. HERITAGE INTERPRETIVE SIGN
    A. VIEW TOWARDS ELLIPSE AND ERSKINE
    B. VIEW TOWARDS ROBERDEAU
    C. VIEW TOWARDS MAURY
25. FENCE
26. M-NCPPC TRAILHEAD

MSD LOD - - - -

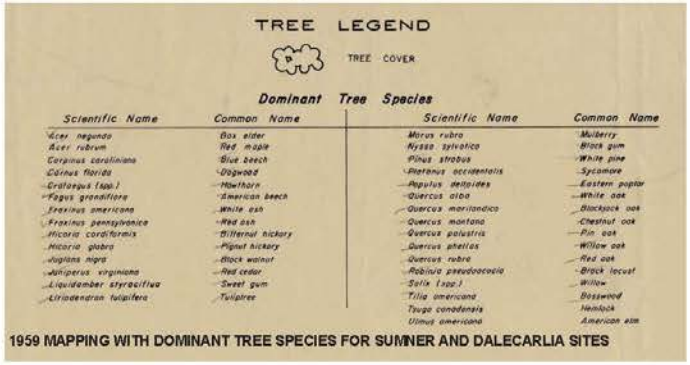
Integrated Landscape Design Concept

NCPC Final Submission

L2



PLAN EXCERPT - ICC-B/SUMNER SITE



1959 MAPPING WITH DOMINANT TREE SPECIES FOR SUMNER AND DALECARLIA SITES

1959 RECORD OF PLANTINGS

NORTH CAMPUS TREES

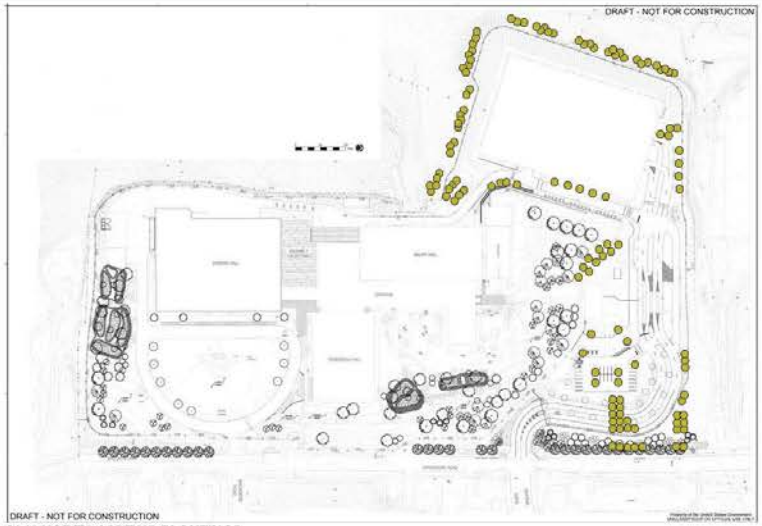
- PLATANUS ACERIFOLIA 'BLOODGOOD'
- MAGNOLIA STELLATA
- PINUS RIGIDA
- GLEDITSIA TRIACANTHOS 'SKYLINE'
- PINUS ECHINATA + PINUS VIRGINIANA
- ACER RUBRUM 'RED SUNSET'
- CARPINUS BETULUS 'FASTIGIATA'
- TILIA CORDATA

NORTH CAMPUS SHRUBS

- SHRUB OR VINE
- NORTH CAMPUS PLANTINGS

CENTRUM TREES

- ACER RUBRUM
- NYSSA SYLVATICA
- BETULA NIGRA
- AMELANCHIER ARBOREA
- CENTRUM PLANTINGS



2014 NORTH CAMPUS PLANTINGS

2014 CENTRUM PLANTINGS

Pre-South Campus Landscape Plantings

Integrated Landscape Design Concept

NCPC Final Submission

L3

SOUTH CAMPUS CANOPY TREES
- BETULA NIGRA
- CARYA GLABRA
- TILIA CORDATA
- LIRIODENDRON TUILIPIFERA
- NYSSA SYLVATICA
- QUERCUS ALBA
- QUERCUS RUBRA
- GLEDITSIA TRIACANTHOS 'SKYLINE' (TRANSPLANTED FROM NORTH CAMPUS)

SOUTH CAMPUS ORNAMENTAL TREES
- AMELANCHIER ARBOREA
- CORNUS FLORIDA
- CERCIS CANADENSIS

SOUTH CAMPUS EVERGREEN TREES
- ILEX OPACA
- JUNIPERUS VIRGINIANA

SOUTH CAMPUS SHRUBS
- VIBURNUM PRUNIFOLIUM
- VIBURNUM 'PRAGENSE' (BROADLEAF EVERGREEN)
- CALICARPA AMERICANA

- SOUTH CAMPUS GROUNDCOVER
- BIOBASIN GROUNDCOVER

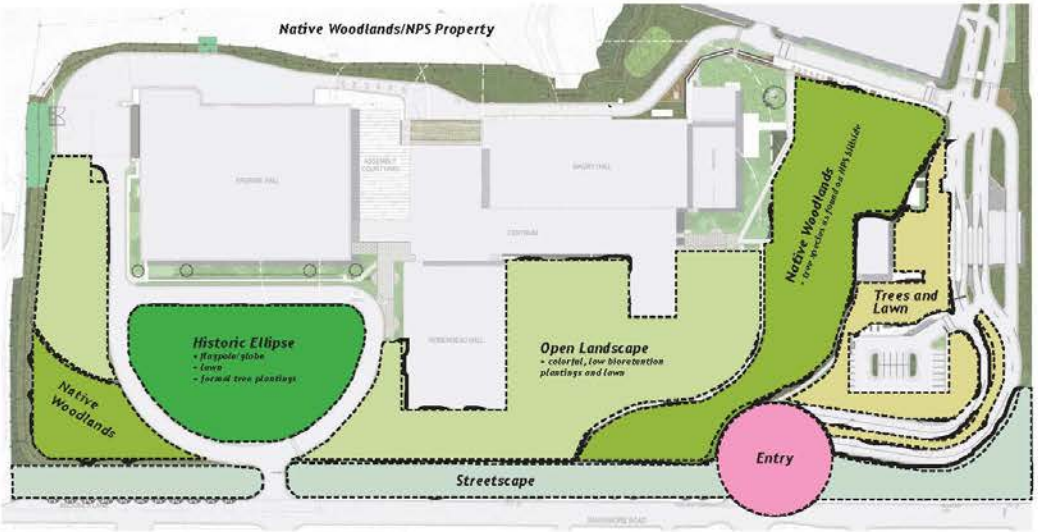
CENTRUM TREES
- ACER RUBRUM
- NYSSA SYLVATICA
- BETULA NIGRA
- AMELANCHIER ARBOREA

NORTH CAMPUS TREES
- PLATANUS ACERIFOLIA 'BLOODGOOD'
- MAGNOLIA STELLATA
- PINUS RIGIDA
- GLEDITSIA TRIACANTHOS 'SKYLINE'
- PINUS ECHINATA + PINUS VIRGINIANA
- ACER RUBRUM 'RED SUNSET'
- CARPINUS BETULUS 'FASTIGIATA'
- TILIA CORDATA

NORTH CAMPUS SHRUBS
- SHRUB OR VINE

- 1959 PLANTINGS REMAINING ON SITE IN 2014
- EXISTING PLANTS TO REMAIN
- NORTH CAMPUS PLANTINGS
- CENTRUM PLANTINGS
- SOUTH CAMPUS MASTER SITE PLAN PLANTINGS

INTEGRATED PLANTINGS: HISTORIC; NORTH CAMPUS; CENTRUM; SOUTH CAMPUS



INTEGRATED PLANTINGS: LANDSCAPE DESIGN CONCEPT

Integrated Landscape Design Concept

NCPC Final Submission

L4

1 SPECIMEN TREE PROTECTION

2 BIORETENTION
(8" MAX HEIGHT RESTRICTION FOR SHRUBS AND GROUNDCOVER - MOW TO MAINTAIN 8' CLEARANCE FROM GROUND PLANE FOR TREES)

Potential Plants for Bio Bays
** same species as Centrum plantings

Trees
*Amelanchier arborea***
Betula nigra **
*Nyssa sylvatica***

Groundcover
*Aquilegia canadensis 'Little Lanterns'***
*Bouteloua gracilis 'Blonde Ambition'***
Bouteloua curtipendula
Bouteloua dactyloides
Carex amphibola
Carex praegracilis
*Carex pensylvanica***
*Carex vulpinoidea***Deliospermos cooperi*
Deliosperma cooperi
Elymus virginicus
Eragrostis spectabilis
Juncus effusus
Juncus tenuis
*Iris cristata***
Mitchella cordata
*Phlox subulata***
Sedum sp
*Sedum ternatum***
*Sisyrinchium angustifolium***
Symphyotrichum ericoides
Talinum calycinum syn. Phemeranthus calycinus

10 LOW SHRUBS + OCCASIONAL TREES
(NO RESTRICTIONS)

Potential Plants for Low Shrubs + Occasional Trees (no restrictions)
*Gleditsia triacanthos 'Skyline' (transplanted)**
Quercus alba

Juniperus sp.

* same species as North Campus

3 TREES + TURF
(NO RESTRICTIONS)

Potential Plants for Trees and Turf (no restrictions)
*Amelanchier arborea***
*Betula nigra***
Carya glabra
Cercis canadensis
Cornus florida
Ilex opaca
Juniperus virginiana
Liriodendron tulipifera
*Nyssa sylvatica***
*Tilia cordata**
Quercus alba

* same species as North Campus
** same species as Centrum plantings

5 TREES + GROUNDCOVER + TURF
(8" MAX HEIGHT RESTRICTION FOR SHRUBS AND GROUNDCOVER - MOW TO MAINTAIN 8' CLEARANCE FROM GROUND PLANE FOR TREES)

Potential Plants for Trees + Groundcover + Turf (w/restrictions)
*Betula nigra***
Cornus florida
Juniperus virginiana
*Tilia cordata**

*Sisyrinchium angustifolium***
Hemerocallis x 'Bonanza'
Narcissus 'Snow Baby'
Sedum sp

* same species as North Campus
** same species as Centrum plantings

7 TURF/MULCH RIBBON
(10' CLEAR ON EITHER SIDE OF FENCE)

8 TREES + TURF ALLEE

Potential Plants for Trees + Turf Allee
*Gleditsia triacanthos 'Skyline' (transplanted)**

* same species as North Campus

4 STREETSCAPE PLANTINGS

Potential Plants
Quercus alba
Quercus rubra
Cercis canadensis
Prunus x incamp 'Okame'

Shrubs
Azalea sp.
Calicarpa Americana
Juniperus sp.
Myrica pensylvanica
Rhus aromatic
Viburnum dentatum
Viburnum 'Pragense'
Viburnum prunifolium
Viburnum rhytidophylum

6 CONCRETE WALKS

9 GATEWAY PLANTINGS

Potential Plants for Gateway Plantings
Cercis Canadensis
Ilex opaca
Juniperus virginiana
Prunus x incamp 'Okame'

Aesculus parviflora
Callicarpa Americana
Viburnum 'Pragense'
Viburnum prunifolium

*Sisyrinchium angustifolium***
Hemerocallis x 'Bonanza'
Eragrostis spectabilis
Bouteloua gracilis 'Blonde Ambition'
Hypericum perforatum
Rhus aromatica 'Gro-Low'
Schizachyrum scoparum

GATE ELEVATION

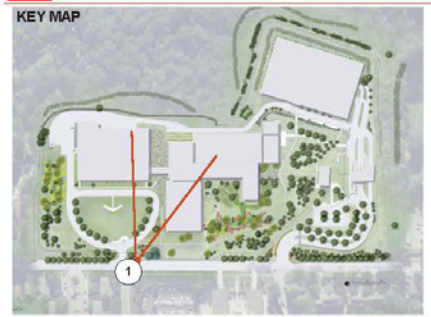
Site Plan Planting Diagram

View from Sangamore Road

NCPC Final Submission

L5

KEY MAP

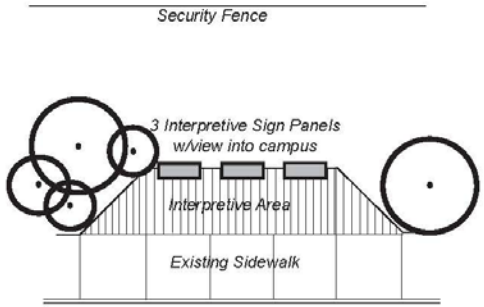


(A) PHOTOGRAPHS OF ARCHIVAL MATERIAL TO BE INCORPORATED IN HERITAGE INTERPRETATION SITES

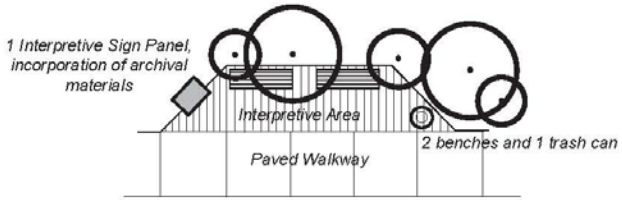
Opportunities for interpretive heritage panels and archival displays

PROPOSED LOCATIONS FOR INTERPRETIVE PIECES

(1) PERSPECTIVE ACROSS ELLIPSE, LOOKING TOWARDS ERSKINE AND ROBERDEAU



(B) PLAN VIEW OF HERITAGE INTERPRETAGE CONCEPT FOR SITES OUTSIDE OF SECURITY FENCE



(C) PLAN VIEW OF HERITAGE INTERPRETATION CONCEPT FOR SITES INSIDE OF SECURITY FENCE

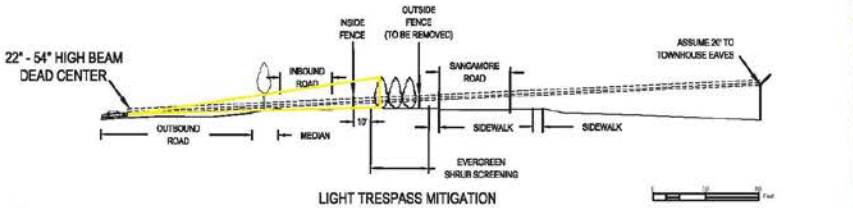
Perspective 1 'View from Sangamore Road' and Interpretive Opportunities

View from Sangamore Road

NCPC Final Submission

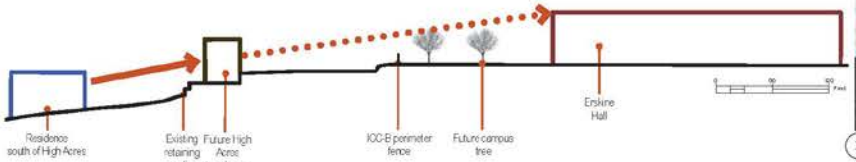
L6

VIEW OF EXISTING CONDITIONS ALONG SANGAMORE

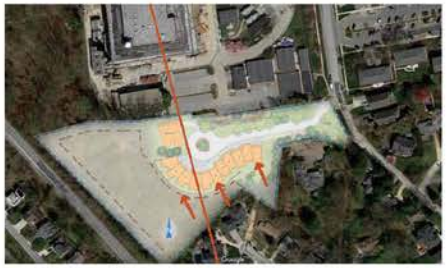


1 ENTRY SECTION, EVERGREEN SCREENING OF HEADLIGHTS DIRECTED TOWARDS SANGAMORE ROAD

2 PERSPECTIVE AT ENTRY, LOOKING THROUGH EVERGREEN SCREENING TOWARDS ROBERDEAU



3 HIGH ACRES SECTION, TOWNHOUSES SCREEN VIEW NORTH



3A BROOKES RIDGE CONCEPT PLAN + GOOGLE MAPS 2015 AERIAL

PHOTOGRAPHS AND ILLUSTRATIONS OF ARCHIVAL MATERIAL SALVAGED FROM FACADES FOR USE IN CONSTRUCTION OF ENTRY GATE COLUMNS

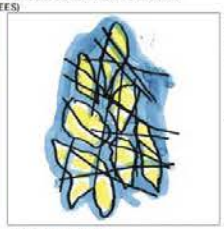
4 ELEVATION OF ENTRY GATE COLUMNS AND FENCING

Section/Perspective 2 'View from Sangamore Road'

Preliminary Bioretention Planting (July 2015)

BIORETENTION

(6" MAX HEIGHT RESTRICTION FOR SHRUBS AND GROUNDCOVER - MOW TO MAINTAIN 8' CLEARANCE FROM GROUND PLANE FOR TREES)



1. BIORETENTION CONCEPT AND PLANT LIST

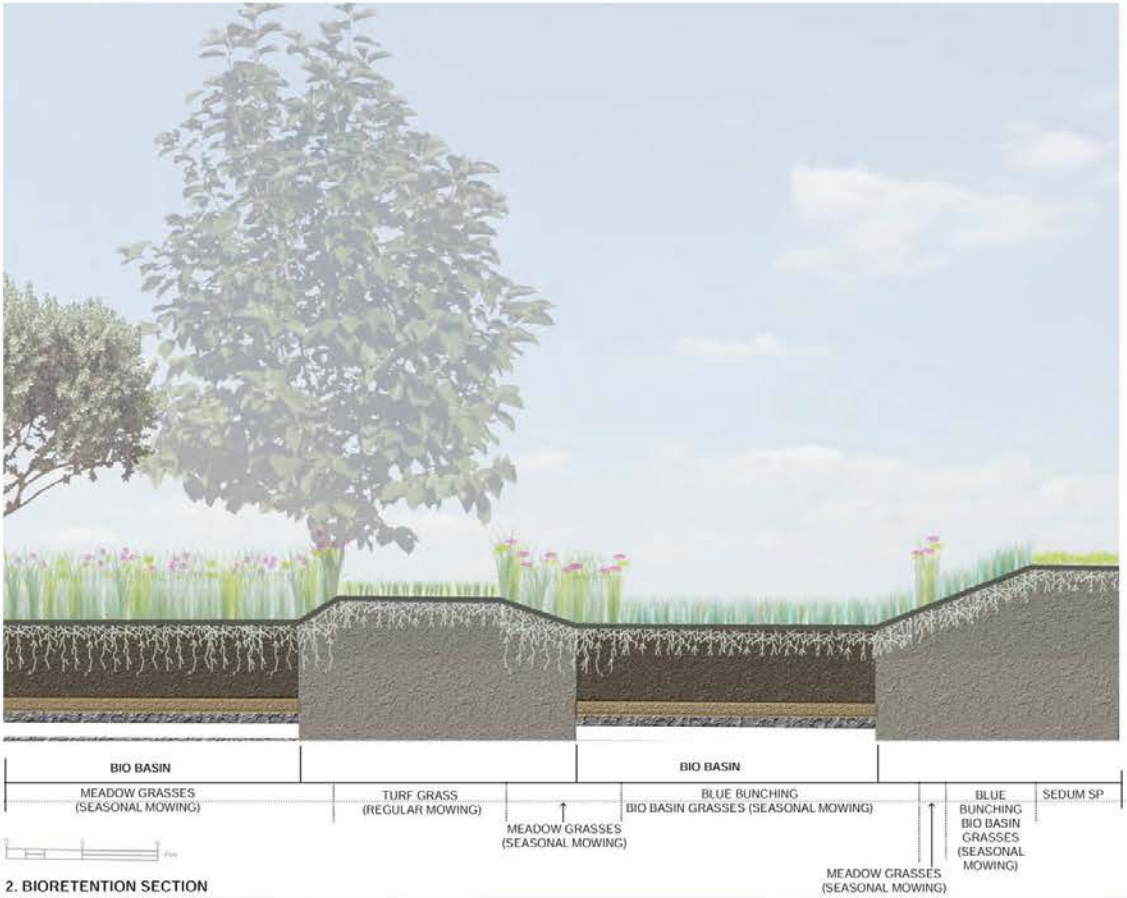
Potential Plants for Bio Bays

*Amelanchier arborea***
Betula nigra **
*Nyssa sylvatica***

River stone and boulders

Aquilegia canadensis 'Little Lanterns'**
Bouteloua gracilis 'Blonde Ambition'**
*Carex pensylvanica***
*Carex vulpinoidea***
Delospermos cooperi
*Iris cristata***
Meehania cordata
*Phlox subulata***
Sedum sp
Sedum tematum
*Sisyrinchium angustifolium***
Symphyotrichum ericoides
Talinum calycinum syn. Phermeranthus calycinus

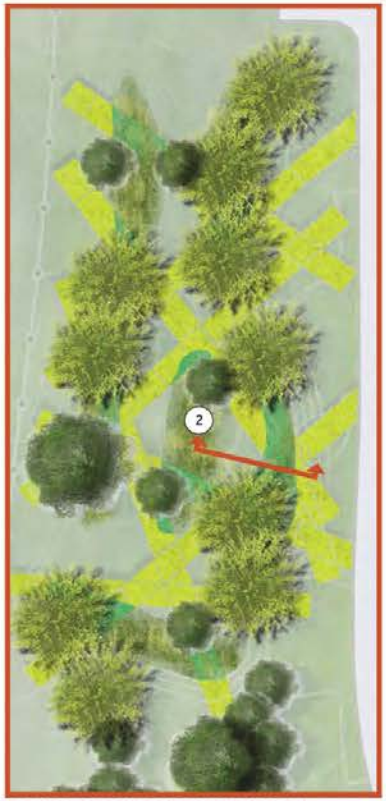
** *same species as Centrum plantings*



2. BIORETENTION SECTION

BLUE-EYED GRASS/SISYRINCHIUM ANGUSTIFOLIUM

BOULDERS IN MEADOW GRASSES (MOW TO 6")



3. BIORETENTION DIAGRAMMATIC PLAN

SEDUM PLANTINGS

Final Bioretention Planting

NCPC Final Submission

L7

BIORETENTION

(6" MAX HEIGHT RESTRICTION FOR SHRUBS AND GROUNDCOVER - MOW TO MAINTAIN 8' CLEARANCE FROM GROUND PLANE FOR TREES)

Potential Plants for Bio Bays

** same species as Centrum plantings

Trees
*Amelanchier arborea***
Betula nigra **
*Nyssa sylvatica***

Groundcover
Aquilegia canadensis 'Little Lanterns'**
Bouteloua gracilis 'Blonde Ambition'**
Bouteloua curtipendula
Bouteloua dactyloides
Carex amphibola
Carex praegracilis
*Carex pensylvanica***
*Carex vulpinoidea***Delosperma cooperi*
Delosperma cooperi
Elymus virginicus
Eragrostis spectabilis
Juncus effusus
Juncus tenuis
*Iris cristata***
Meehania cordata
*Phlox subulata***
Sedum sp
*Sedum ternatum***
*Sisyrinchium angustifolium***
Symphyotrichum ericoides
Talinum calycinum syn. *Phemerantrius calycinus*

1 BIORETENTION CONCEPT AND POTENTIAL PLANT LIST

3 BIORETENTION DIAGRAMMATIC CONCEPT

2 BIORETENTION SECTION

4 BIORETENTION CONCEPT PERSPECTIVE: VIEW FROM THE 4TH FLOOR OF ERSKINE

Carex amphibola (Creek Sedge)

Bouteloua dactyloides (Buffalo Grass)

Boulders in meadow grasses (mow to 6")

Boulders in meadow grasses (mow to 6")

Sedum swath

Landscape Design - Bioretention Plantings

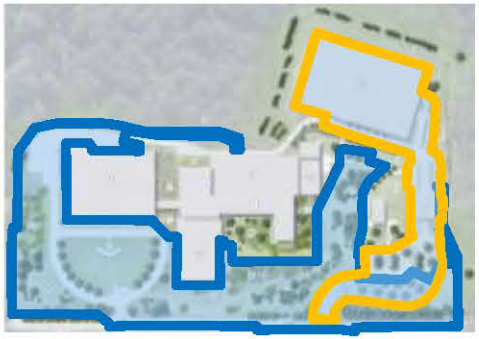
ICC-B Community Commitment Topics

Major items related to Community Commitments:

- Parking/Transportation
- Exterior Site/Building Lighting
- Landscaping/screening Throughout the Campus
- Stormwater Management Design
- Off-site Restoration Process
- Community Engagement Opportunities

Parking and Transportation Commitments

Commitment	Status
Modify Parking Garage Location	Completed under North Campus Project
Limit Parking Garage Capacity (1800)	Completed under North Campus Project
Limit Visitor Parking (25)	Completed under North Campus Project
Limit Parking Garage Occupancy (as needed)	Policy Enacted (lower levels first)
Limit Parking Garage Lighting	Temporary - Policy Enacted Permanent – Additional shielding & 2/3rds reduction in light levels
Discourage Brooke's Lane use	Policy Enacted
Main Entrance congestion (queuing)	Temporary – Completed under North Campus Project Permanent – Covered under Master Site Design

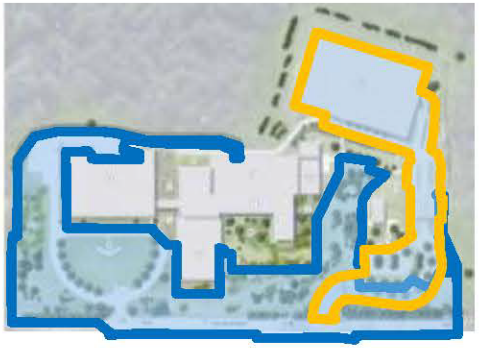


Master Site Design Contract limits

Commitment Area

Parking and Transportation Commitments

Commitment	Status
No Helipad	Not included in any Campus Plans
Noise from security devices	Policy Enacted
Green screen installation	Under warranty with corrective actions pending
Post-occupancy parking evaluation	Will be performed once Campus fully occupied
Campus Shuttle Program	Will be reinstated once campus has reached appropriate capacity
Additional parking evaluation	Item to remain open until Campus fully occupied

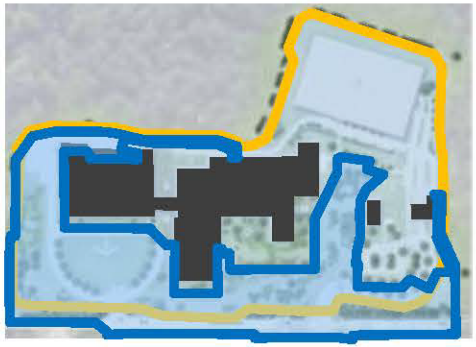


Master Site Design Contract limits

Commitment Area

Exterior Site/Building Lighting Commitments

Commitment	Status
Light trespass off-site minimized	Completed under North Campus. Also a contract requirement under MSD
Pole-mounted lighting to meet code and ensure no light pollution	Completed under North Campus. Also a contract requirement under MSD

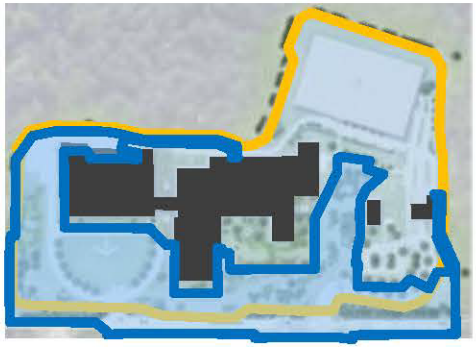


Master Site Design Contract limits

Commitment Area

Landscaping/Screening Commitments

Commitment	Status
Garage reverse berming	Completed under North Campus Project
Specimen tree conservation	Policy Enacted (>30" diameter)
Forest Conservation Agreement	Policy Enacted*
**Policy is to protect and maintain the Reforested Area to the maximum extent possible*	

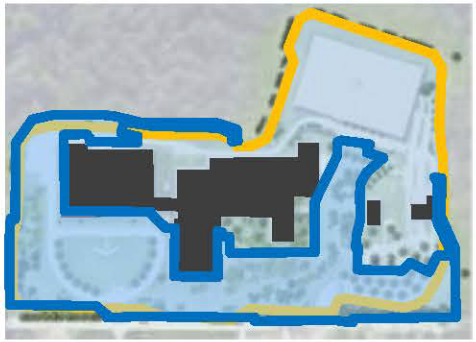


Master Site Design Contract limits

Commitment Area

Landscaping/Screening Commitments

Commitment	Status
Berm planting along Parking Garage	Under warranty with corrective actions planned for Oct '15
Remove 7 acres of asphalt	Ongoing action between Centrum and MSD Contracts (no conflicts anticipated)
Landscaping along north and north west fence-line	Community/LA site walk planned for Nov '15
Future tree removal (1:1)	Contract Requirement for designated plantings
Landscaping along south fence-line	Team will review pending completion of High Acres

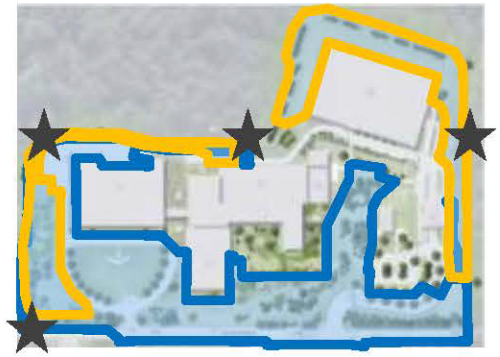


Master Site Design Contract limits

Commitment Area

Stormwater Management Design Commitments

Commitment	Status
Minimize tree removal to meet MDE	Completed under North Campus
Design to meet 25yr storm. *MDE only requires design to meet 10yr storm*	Ongoing coordination with MDE (no conflicts anticipated)
Storm water to meet local, state & federal requirement	Ongoing coordination with MDE (no conflicts anticipated)
Executive Agent will work with NPS, MDE, NCPC, and USACE	Ongoing under various contracts
Erosion & Sediment Control to meet local, state, & federal requirements	Ongoing coordination with MDE (no conflicts anticipated)



Master Site Design Contract limits

Commitment Area

Storm water Management Design Commitments

Commitment	Status
North Campus channel relocation to mid-site channel	Completed under North Campus Project
USACE and Executive Agent remediate Erosion & Sedimentation on-site	Ongoing under multiple contracts
North Campus channel restoration	Under warranty with corrective actions pending (select mitigation)

Master Site Design Contract limits

Commitment Area

ICC-B Community Commitment Topics

OFF-SITE RESTORATION	
Commitment	**Status**
Wiley|Wilson 15% Concept Design for NPS	To be completed Nov 15

NPS will use 15% Concept Submission as start to NEPA process.
NEPA process is outside of ICC-B Campus control.
Public will be afforded review/comment opportunity through NPS.
ICC-B will collaborate on remediation efforts.
Duration pending final direction and funding.

Master Site Design Contract limits

Commitment Area

ICC-B Community Commitment Topics

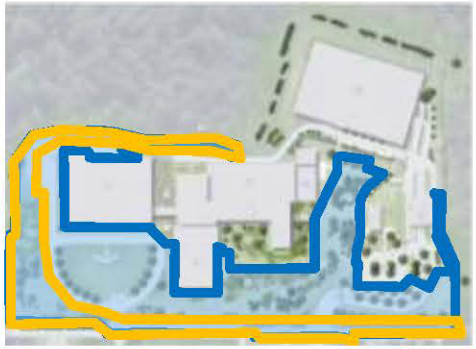
COMMUNITY ENGAGEMENT	
Commitment	**Status**
Joint Traffic Committee	Organized, implemented, and ongoing
Design Concept Engagement	Executive Agent continues to provide various opportunities for community to review available documents and discuss design comments and concerns*

**Clarification of documents for review and documents for comment provided in following slides*

Additional Community Requests

Commitment	Status
Community request for high-flow bypass for select area of the site*	Under review for feasibility
South Campus micro-topography modifications (shallow graded depression/berm)	Ongoing under MSD design
Brooke's Lane sidewalk repair	Repairs performed by Montgomery County
Sangamore Lane Sidewalk setback	Ongoing pending MSD construction contract award and schedule

**Both FEMA and the MDE Stormwater Management Design Guide indicate that Brookes Lane and Locust Lane are not in a mapped floodplain*



Master Site Design Contract limits

Commitment Area